171.0	0003	0008.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,000 /	737,000
					USE VALUE:	737,000 /	737,000
					ASSESSED:	737,000 /	737,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOO YC TERRI
Owner 2:	
Owner 3:	
Street 1:	201 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY RICHARD R/TRUSTEE -
Owner 2:	201 APPLETON TRUST -
Street 1:	201 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7980.000	270,300	5,100	461,600	737,000
Total Card	0.183	270,300	5,100	461,600	737,000
Total Parcel	0.183	270,300	5,100	461,600	737,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.42 /Parcel: 401.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113424
GIS Ref:
GIS Ref:
Insp Date: 11/04/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,300	5100	7,980.	461,600	737,000		Year end	12/23/2021
2021	101	FV	261,600	5100	7,980.	461,600	728,300		Year End Roll	12/10/2020
2020	101	FV	261,600	5100	7,980.	461,600	728,300	728,300	Year End Roll	12/18/2019
2019	101	FV	219,500	5100	7,980.	461,600	686,200	686,200	Year End Roll	1/3/2019
2018	101	FV	219,500	5100	7,980.	408,800	633,400	633,400	Year End Roll	12/20/2017
2017	101	FV	219,500	5100	7,980.	342,900	567,500	567,500	Year End Roll	1/3/2017
2016	101	FV	219,500	5100	7,980.	342,900	567,500	567,500	Year End	1/4/2016
2015	101	FV	206,500	5100	7,980.	296,700	508,300	508,300	Year End Roll	12/11/2014

!13255!

PRINT

Date	Time
12/30/21	16:34:21

LAST REV

Date	Time
07/20/17	17:51:19
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13255

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY RICHARD	51606-365		8/22/2008		477,000	No	No		
DOHERTY RICHARD	30337-157		6/24/1999	Convenience	1	No	No		
	10785-310		4/1/1965			No	No		N

USER DEFINED

Prior Id # 1:	113424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	512	Redo Kit	12,000	C				
10/2/2015	1467	Siding	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
11/4/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7980		Sq. Ft.	Site		0	70.	0.83	8									461,582						461,600	

Total AC/HA:	0.18320	Total SF/SM:	7980	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	461,582	Spl Credit		Total:	461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367288
Depreciation:	96964
Depreciated Total:	270324

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	119.65
Final Total:	270300	Val/Su SzAd	189.29

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	59.020	48,163
FFL	First Floor	816	148.490	121,164
TQS	3/4 Story	612	148.490	90,873
EFP	Enclos Porch	15	72.590	1,089

Net Sketched Area:	2,259			Total:	261,289
Size Ad	1428	Gross Area	2463	FinArea	1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1958	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100